



# PHILADELPHIA HOUSING AUTHORITY ACCOMPLISHMENTS REPORT 2023

***BUILD COMMUNITIES, TRANSFORM A CITY***





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# **MISSION STATEMENT**

The Philadelphia Housing Authority's mission is to open doors to affordable housing, economic opportunity, and safe, sustainable communities to benefit Philadelphia residents with low incomes.



# STRATEGIC DIRECTIONS PLAN

IN DECEMBER 2014, THE PHA BOARD OF COMMISSIONERS APPROVED A STRATEGIC DIRECTIONS PLAN CONTAINING 12 STRATEGIC PRIORITIES.



1

Preserve and expand the supply of affordable housing available to Philadelphia's residents with low incomes;

2



Achieve excellence in the provision of management and maintenance services to PHA residents;

3



Create safe communities in collaboration with neighborhood residents and law enforcement agencies;

4



Enhance resident well-being and independence through partnerships for employment, job training, education, health, and other evidence-based supportive services;

5



Improve access to quality housing choices and opportunity neighborhoods through the Housing Choice Voucher Program;

6



Incorporate energy conservation measures and sustainable practices throughout PHA operations;

7



Improve customer service, streamline operations, and create a business model that is data-driven and high-performing;

8



Conduct PHA business in an open and transparent manner that promotes accountability and access, ensures diversity, and adheres to the highest ethical standards;

9



Strengthen existing relationships and forge new public, private, and philanthropic partnerships to support PHA's strategic goals;

10



Make PHA an employer of choice with an accountable, diverse, trained, and productive workforce;

11



Ensure that PHA is a good neighbor and reliable community partner; and

12



Encourage innovation and promote PHA's financial health through ongoing participation in the Moving to Work Program.



# LONGTIME SHARSWOOD RESIDENTS RETURN TO A NEIGHBORHOOD OF CHOICE

As 2022 comes to a close, Sharswood has reached a crucial milestone with the opening of a grocery store and bank in its expanding commercial corridor. Almost 600 high-quality, affordable apartment and townhomes are now leasing or under construction in this neighborhood, which has long battled disinvestment and blight.

This year marked the mid-way point for Neighborhood Choice Transformation, which will build more than 1,200 apartments and homes, fortify the business corridors and gather urban thinkers and problem-solvers in a minority neighborhood standing in the path of rapid gentrification. Choice Neighborhood is a designation and program from the US Department of Housing and Urban Development (HUD) for neighborhoods anchored by public housing where public and private dollars are leveraged to support locally-driven strategies in a comprehensive approach to neighborhood change.

Donta Rose, the 29-year-old owner/operator of the Sharswood Grocery Outlet Bargain Market, is creating a store that responds to the unique needs and tastes of the neighborhood. His grocery store created more than 30 jobs, many of them filled by residents of PHA. He brought aisles laden with fruits, vegetables and health-conscious options to a former food desert.

Santander Bank opened a Sharswood branch in December to serve the community's financial needs while charging employees to volunteer by conducting workshops and mentoring youth.

Sharswood has become an engine for inclusive change that extends far beyond housing. People from all walks of life come

here to shop. Economic development is opening the doors for new entrepreneurs and creating fair-share opportunities for minority-and women-owned businesses.

This year, three additional apartment complexes serving low-income individuals began leasing: Sharswood Crossing at 2016 Master Street; Sharswood Ridge, and The Brigadier General Hazel Johnson Brown Veterans Center at Help Philadelphia VI, which offers veterans housing.

The newly constructed apartments and townhomes provide amenities that have not been readily available in Sharswood: secure storage lockers for overflow furnishings; kitchen islands; secure package delivery, and skyline views of Philadelphia. Families that left Sharswood during construction are now connected to more life-changing opportunities. The Big Picture High School has been recognized nationally for its hands-on learning activities. PHA's Vaux Community Building hosts innovative programming for residents such as a hydroponics lab where families can learn to grow plants and vegetables indoors.

As we welcome back the long-time residents who are returning to Sharswood, the revitalization shows it is possible to create vibrant, economically as well as ecologically sound neighborhoods that do not leave anyone behind.

Kelvin A. Jeremiah  
President & CEO



# WORKING TOGETHER MAKES OUR COMMUNITY STRONGER

As chair of the PHA Board of Commissioners, I am grateful and uplifted by the work we have done in building sustainable housing this year.

PHA keeps the community at the center of everything we do by establishing processes that promote honest and open dialogues.

PHA residents sit in with staff, meet with architects and planners regarding design work, and advocate for new services. Moreover, their leaders have input on every decision made by the PHA Board of Commissioners. We rely upon their expertise as we invest in education, job training and health and wellness programs. Their lived experiences have sculpted initiatives that expand the pipelines of entrepreneurs and low-income homeowners, and provide college scholarships through PhillySEEDS.

Innovation is a core value at PHA, which continuously reimagines the way we work. This year, we made strides in community policing, as we explored ways to strengthen relationships between public safety officers, communities and Philadelphia Police.

As the new housing developments opened in Sharswood and elsewhere around in the city, state-of-the-art townhouses and apartments provided families with energy-efficient lifestyles that can reduce expenses and offer conveniences such as secure package delivery, resident storage, and computer centers. In Sharswood, the new Grocery Outlet Bargain Market is fostering a diverse clientele by offering farm-fresh fruits and vegetables, frozen ethnic entrees, vegan and gluten free foods.

Experts say our health is really shaped by our environment – housing, jobs, homeownership, entrepreneurship, and educational attainment.

So, to tackle the level of stubborn, persistent inequality, PHA must strengthen communities as we build, repair and replace the City's aging housing stock.

On behalf of my fellow Commissioners, I want to add how grateful we are for PHA's dedicated, multicultural and multigenerational staff. We believe diversity is one of the Authority's most crucial strengths. It helps us to work smarter.

I want to commend Kelvin A. Jeremiah, PHA's President and CEO for his bold vision and his leadership, which is bringing PHA national recognition with its recent awards. The Philadelphia Business Journal named Jeremiah one of the region's 25 Most Admired CEOs in 2022; he was named to the Titan 100, another program honoring top executives as well.

PHA, working together with collaborators, is designing healthy neighborhoods and building a more equitable economy for all.

A stylized, handwritten signature in black ink, appearing to read 'Lynette Brown Sow'.

Lynette Brown Sow  
*Chairman, the PHA Board of Commissioners*



## **THE PHILADELPHIA MODEL**

*As PHA built homes and renovated an aging housing stock in 2022, it brought together public and private-sector partners in common purpose.*

Donta Rose, at the age of 28, became owner/operator of a grocery store as part of the PHA Neighborhood Choice Transformation in Sharswood. Ross Kim, a young black developer, rehabbed and sold the house he won in a PHA lottery with Jumpstart Philly for \$10. A full-time developer now, he has begun fixing up four more dilapidated homes. PHA resident Ivy Berry started up a new vending machine business so fellow residents in Bartram Village don't have to cross a busy street to get a drink or a snack. All 16 of those who participated in the agency's Entrepreneurship Fellowship have qualified to be vendors with PHA.

As aging and vacant housing was replaced with newly designed, energy efficient apartments and townhomes, PHA proved that low-income housing can lead to new jobs, unexpected opportunities and a healthier economy.

This year, inclusive and equitable housing practices and policies in Philadelphia expanded opportunity into vital, new sectors of this city," PHA President and CEO Kelvin A. Jeremiah said. "Each neighborhood has talent and creative ideas that can contribute to economic growth. By designing and building low-and moderate-income housing, we expand the city's capacity to address its complex challenges. We all benefit as different business models emerge, and we identify new ways to fortify and strengthen communities."

As new doors opened, our commitment remains unchanged to provide residents with low-income, affordable quality housing that provides a platform for social and economic mobility.



**SHARSWOOD:  
FORGOTTEN NO MORE**





### **Sharswood: Forgotten No More**

The Sharswood Grocery Outlet opened in July 2022 as a popular destination for residents seeking farm-fresh fruits and vegetables.

With about 17,600 square feet, the market fulfills a promise PHA made long ago to one of the city's forgotten neighborhoods.

"Our residents here are deserving of amenities, of access to opportunities, that we should be providing right where they live," Kelvin A. Jeremiah, President and CEO of the Philadelphia Housing Authority, told the crowd amassed for the opening of the store. "You don't have to go to Center City or over to Broad Street to go to a grocery store. You can walk over. You deserve that."

With its wide, pristine aisles, the brightly lit Sharswood Grocery Outlet Bargain Market offers an array of goods in addition to veggies: a meat section, plant-based foods, and staples like milk, eggs, cereal, rice, beans, soups and more. Shoppers come there from across the city for bargains.

For years, critics said Sharswood would never sustain

a grocery store. Yet, as the year came to an end, the market was thriving, and a new Santander Bank branch opened its doors to the neighborhood while an urgent care center is preparing to open. Resident empowerment activities have been put in place, along with broad support services that help them move forward on the path to sufficiency.

There's Big Picture Learning High School, where students learn by real-work experiences. There is Vaux Community Building, where residents can enroll in free job training programs, learn how to start a business, attend PHA sponsored community-building gatherings, and get on the path to homeownership.

Sharswood Ridge, a \$52 million commercial and residential center nestled next to PHA's headquarters and the grocery store, is becoming a gathering place for neighbors.

"By the end of this year, all 1,200 units planned for Sharswood will either have been completed or under construction," Jeremiah said. "We're more than 50 percent done. ... We are boosting economic activity for all in an equitable way."

Promises made, promises kept.



*In Sharswood, a Young Store Manager Looks to PHA Residents for Help*

## THE PATH TO MORE EQUITABLE GROWTH

With years of experience ranging from stocking shelves to opening stores, Donta Rose, the owner-operator of the Sharswood Grocery Outlet Bargain Market, was on a personal mission. As a child, he used to play in the neighborhood. Bringing fresh produce and goods into the community is important to Rose.

“Fresh food is delivered four days a week and it is the major thing for this neighborhood,” he told reporters. He says as a kid, there was never any grocery stores where he could buy fresh produce nearby.

Rose interviewed and advertised the 30-plus jobs in the neighborhood, using community groups, nonprofits and even faith institutions to help spread the word. He has hired dozens of

PHA residents, including Jamie Lumb, a mother of two, who became the produce manager.

As produce manager, Lumb is responsible for keeping the area clean, and getting rid of damaged or spoiled produce. She also has control over the displays at the front entrance of the store, where the plants are located. She now aspires to own and operate her own Grocery Outlet in Philadelphia one day

“I love what I do,” Lumb says. “This store has a good feel. The people are so nice.”

Our goal remains unchanged: to put our residents on a path to social and economic mobility. Lumb is an example of that objective in practice.

# HOUSING OPTIONS FOR ALL: APARTMENT HOMES, FAMILY-SIZED TOWNHOMES, AND HOMEOWNERSHIP.

Sharswood/Blumberg is undergoing one of the greatest transformations in Philadelphia history.

In a once-forgotten part of Philadelphia, more than 1,200 affordable housing units are either planned, completed or under construction as part of PHA's Sharswood/Blumberg Neighborhood Choice Transformation Plan.

New investment is bringing greater housing choices and better opportunities into this neighborhood, where free wrap-around-services, fast-track career training, and entrepreneurial workshops are available to help residents navigate life with confidence and dignity, and travel new paths.

Energy-efficient apartments and townhouses now are open and under construction. Dilapidated buildings have given way to brand new sidewalks, new lighting, and apartment homes featuring picture windows, secure package delivery, personal storage lockers, and well-equipped gathering spaces with wide-screen TVs.

This year, PHA led residents on a walking tour of the neighborhood so they could see the new and planned construction, and the timelines.

## *A PLACE TO CALL HOME*

### **Sharswood Crossing:**

Sharswood Crossing at 2016 Master is an affordable family development consisting of a four-story, 51 unit multi-family building and nine three-bedroom townhomes along three blocks within Sharswood .



By the end of the year **584** new apartment homes were either under construction bought or leased in Sharswood.

**Sharswood Ridge:**

Sharswood Ridge offers studio, one-bedroom residences, two-bedroom residences and ground-floor retail spaces. The three sections of mixed-income housing, known as Ridge View, Jefferson Pointe and Redner Row, have begun to pre-lease. In all, the site will provide 98 mixed-income rental units, including some that qualify as affordable housing.



**The Brigadier General Hazel Johnson Brown Veterans Center:**

The Brigadier General Hazel Johnson Brown Veterans Center at HELP Philadelphia VI has 51 one-bedroom and 4 two-bedroom apartments designated for low-income seniors, veterans, and people with disabilities. Nine units have been set aside expressly for formerly homeless or special needs veterans.





## **Housing to Accommodate Philly's Larger Families**

On May 20, 2022, PHA and Hunt/Pennrose hosted a groundbreaking for a second section of Sharswood Crossing, this once scattered site development will bring high-quality, affordable townhomes to formerly desolate blocks in the neighborhood. The unit mix will consist of 1 one-bedroom, 28 two-bedroom and 30 three-bedroom townhouses. Of the 59 units, 10 percent will be restricted to 20 percent of the Area Median Income (AMI) or below, 44 percent will be restricted to 50 percent AMI or below, and 46 percent will be restricted to 60 percent AMI or below.

And elsewhere:

## **The Susquehanna Residences Open in Strawberry Mansion**

The PHA joined with SAA|EVI, Union Housing Development Corporation and with the City of Philadelphia in celebrating the completion of The Susquehanna Residences, a community affordable to lower-income active seniors in the Strawberry Mansion neighborhood of North Philadelphia. The community, built on City-owned land, includes 78 one-bedroom apartments. To qualify, residents' income must fall between \$19,000 to \$57,000 per year. Tenants pay 30% of their adjusted income in rent. Those rules apply because of the substantial investment in the development from PHA, which includes a monthly subsidy for every apartment from the agency's Rental Assistance Demonstration (RAD)

program. PHA previously provided a long-term \$6.5 million construction loan to be paid off over a 40-year period at 1% interest. Total cost of construction was about \$17 million.

## **LOOKING FORWARD**

As area developers faced supply chain issues and delays regarding permits and paperwork, PHA continued to move forward on its construction projects and planning for 2023.

### ***Construction Completed and Slated to Start***

#### **PHA Projects**

- Harrison Senior Tower (116)
- Sharswood Phase 4a (58)

#### **Partner Projects**

- Hunt Pennrose Phase II (60)
- \*construction slated to start in 2023

#### **PHA Projects**

- Sharswood Phase 6a (65)
- Fairhill Phase I (131)

#### **Partner Projects**

- Hunt Pennrose Phase III (224)
- Bartram Phase I (64)
- Sharswood Workforce Homeownership Phases I and II (73)
- WestPark Phase I (number of units TBD)



# HOUSING INNOVATIONS AND PARTNERSHIPS





## INVESTING IN OUR FUTURE WORKFORCE: THE PHA-CCP HOUSING PARTNERSHIP

Every world-class city needs a highly-educated workforce. Some students at Community College of Philadelphia don't have a safe place to sleep or quiet place to study at night. Housing insecurity makes it far more likely these students will drop out before completing a degree.

In April, PHA and CCP launched the PHA-CCP Shared Partnership and celebrated the opening of the nation's first income-based housing managed and maintained by a local housing authority that exclusively serves community college students. The event marked the grand opening of a rowhome offering below-market rate apartments near CCP's Main Campus to housing insecure students

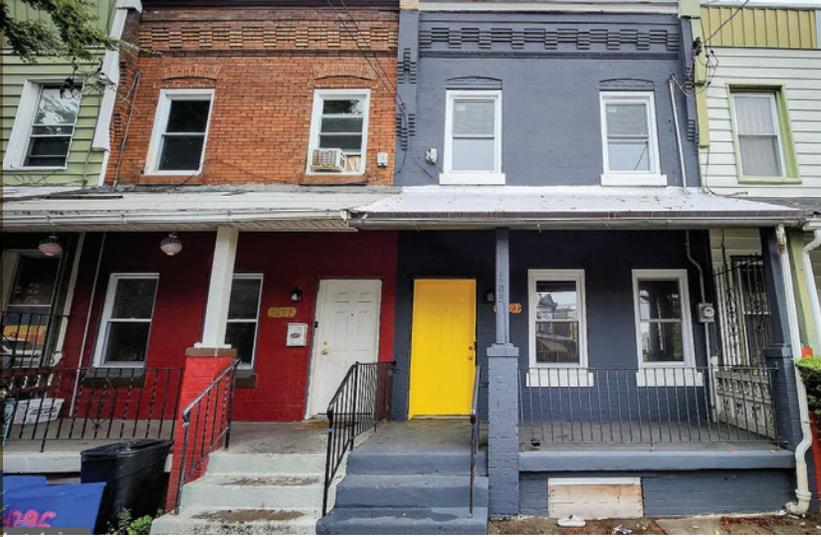
Up to 16 students can be housed in the two recently renovated apartment buildings, where students share a common living area, kitchen, and bathroom, but have separate bedrooms. Students pay rent based on 30 percent of their incomes. In no case will a student pay more than \$125 a month for rent but, with their limited

incomes, it typically is much less. The median apartment rent in the surrounding neighborhood is more than \$2,000 a month.

Utilities are paid for by PHA, and the buildings are maintained by PHA.

*"This partnership is a model in how institutions can and should partner in easing the burdens students face, making it easier for them to continue their studies and realize their dreams. We hope many other institutions in the city—and country—take their lead in offering vulnerable students safe and affordable housing options."*

— Anne E. Lundquist  
Interim Director, The Hope Center for College,  
Community, and Justice



# JUMPSTARTING THE FUTURE

PHA is creating opportunity through its rehab and construction programs as well. The agency held a lottery, in conjunction with Jumpstart Philly, for young developers and the 10 lucky winners who had a chance to buy a PHA home in need of renovation for \$10.

All the developers were graduates of Jumpstart Philly, a community development program spearheaded by Germantown-based developer Philly Office Retail, which provides training, mentoring, networking and financial resources to local aspiring developers.

The lottery winners were able to fix up the homes purchased from PHA using loans from the Jumpstart Philly Loan Program. The houses rehabbed through the partnership are being sold to people whose incomes are less than 80% of Area Median Income (AMI). That's about \$62,000 for a family of four. Participants in PHA's homeownership program are given the first opportunity to buy the homes.

The partnership started with 10 PHA properties in need of full renovation, and 10 additional properties were added at a later date. Ross Kim, one of the lucky Jumpstart developers, said the program enabled him to make real estate his full-time career. He sold the home

***"We are committed to preserving opportunities for those who do not have the means to compete for housing in the private rental market, where rents have increasing become out of reach for many Philadelphians." – Kelvin A. Jeremiah***

he bought from PHA in December, 2022, and is currently working to repair four additional homes on his own.

"The program definitely made a difference," he said. "With the purchase, and about \$3,500 for closing costs, you are getting the money to invest in the project. That is a great help for someone just getting started."

The profit earned enabled him to invest in the next home, Kim says. The most important lesson learned? Always expect the unexpected.

"One project is going to be smooth sailing, the other is not. You gotta love the good but you also have to love the bad. You have to have a will to work, and be prepared for the ride."

# AN OUTREACH PROGRAM BRINGS IN NEW LANDLORDS, AND GREATER HOUSING CHOICEWORKFORCE

The Housing Choice Voucher Program (HCV) provides rental assistance to over 19,500 low-income families, elderly and disabled citizens in Philadelphia, and partners with over 5,000 private landlords.

Almost half of PHA's voucher holders were taking more than four months to find a suitable home. Recognizing this challenge, PHA began to offer signing bonuses to entice new landlords to sign up and current landlords to rent another unit to a voucher hold.

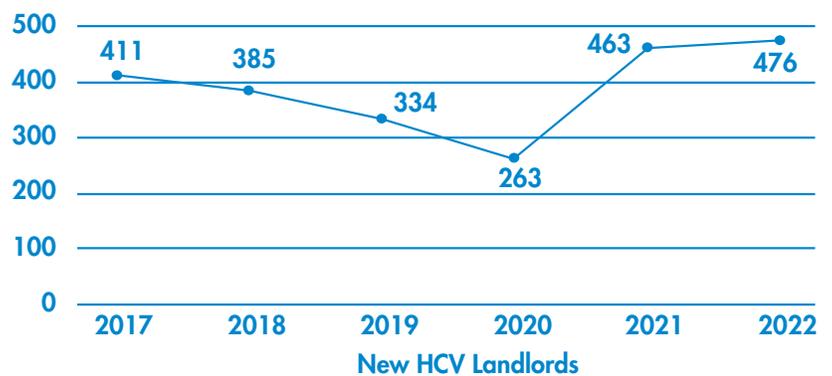
After meeting with landlords, PHA moved on their list of landlord concerns.

## PHA has:

- Streamlined the application process
- Made it possible to submit documentation online
- Set up liaisons to work with landlords and help them navigate the process
- Began providing updates and alerts on inspection times to offer greater convenience to landlords and tenants.

In 2022, 500 landlords rented 2,000 apartments to PHA voucher holders for the first time. The authority has paid its landlords more than \$1 million in financial incentives to help low-income tenants compete in the private rental market. Housing mobility creates access to better life opportunities.

## New Landlord Historical Trend



## HOP OPENS MORE DOORS

### Where you live can determine how far you go in life.

PHA's Housing Opportunity Program (HOP) is a housing mobility initiative aimed at assisting families participating in the HCV program to explore housing choices and move to Opportunity Areas in Philadelphia and surrounding counties. HOP provides Mobility Counseling to assist HCV Program families in using their voucher to find and move into quality housing in top-rated communities.

Opportunity Areas often offer more desirable life opportunities for HCV families, including a better quality of life and housing, greater neighborhood diversity, and access to better schools and nearby shopping.

Brittany Featherstone received a letter in July 2022, telling her

that her time on the HCV waitlist was over and she would be receiving a voucher. The timing was great. She and her four children had outgrown their three-bedroom townhome in Parkside.

Through the HOP program, she found additional housing choices. She was able to get her family to a better neighborhood, and out of an apartment and into a home. "That's a blessing all within itself," she says.

Her new neighborhood is quieter, and away from heavy traffic and congestion. Nearby shopping and other amenities were attractive features as well. "The neighbors have been so welcoming," she said.



## CREATING PATHWAYS TO OPPORTUNITY, WHERE RESIDENTS CAN THRIVE



The purpose of the Jobs Plus Initiative program is to develop locally-based, job-driven approaches to increase earnings and advance employment outcomes through work readiness, employer linkages, job placement, educational advancement technology skills, and financial literacy for residents of public housing.

In 2021, PHA received \$2,979,543 million from HUD to help families at Wilson Park Apartments increase their earned incomes and improve economic mobility.

Awarded through HUD's Jobs Plus program, the grant



## JOBS PLUS PROGRAM WILSON PARK

supports work readiness and connects public housing residents with employment, education, and financial empowerment services — part of an evidence-based model proven to help public housing residents find and keep jobs.

# FOSTERING ENTREPRENEURSHIP

Ivy Berry grew up thinking that people like her didn't start or own businesses.

This past year, she was among the PHA Residents and Housing Choice Voucher holders who started and developed small businesses as part of the PHA Entrepreneurial Fellowship.

"Through this program, I gained the ability to manage my own expectations," Berry said. "I never believed certain things were achievable for me. Life has been so hard growing up. I thought being a business owner was so far-fetched. I felt I could never be that."

When the PHA Fellowship Program launched, Berry signed up to learn more about the program. With some encouragement from Section 3 staff, she finally summoned up the courage to apply. During the program, she set up a business that seeks to put vending machines at various public housing sites.

Now that she has completed the fellowship, she's gained skills that have boosted her confidence.

"I know this is something I can do," she said. "I learned how to write a proposal. I learned the ins-and-outs of business. I did a business plan and a social media plan. It was hard work but it was fun."



Her company, Victory Snaxx, had met the qualifications to serve as a vendor with PHA. With the \$2,000 she got from the program, she plans to buy her first vending machine. She already has submitted a proposal to place a vending machine at Bartram Village.

Berry also enrolled in the Family Self-Sufficiency Program, where she can improve her credit score and increase her savings. "I have learned to bet on myself," she said.



*Resident leaders gathered at the Youth and Family Center.*

## THE YOUTH AND FAMILY CENTER OFFERS SOLUTIONS TO COMPLEX CHALLENGES

PHA's Youth and Family Center gives residents access to our full range of services at one convenient location.

We support residents in building strong, stable neighborhoods and positive family relationships.

The Center offers helpful workshops and programs, career opportunities leading to family-sustaining wages, mentoring for youth, trauma care and support, and much more.

Knowledgeable staff are on site to advocate for residents as they navigate life with confidence and dignity.

### **HELPING FAMILIES AND SENIORS GROW STRONGER TOGETHER.**

Enrichment and personal development programs for youth/teens

- Tips on college preparation, job hunting and how to find good-paying careers
- Experts to help residents connect with free community resources and grants
- Health and wellness strategies for well-being

### **THE CENTER OFFERS:**

- Mentorship and Games for Youth
- Early Childhood Education Activities
- Special Services for Grandparents
- Caring for Grandkids
- Trauma Care and Support
- Fast-track Career Training Programs
- On-Site Social Workers to Assist with Crisis Situations
- Community Strategies for Violence Prevention
- Ways to Strengthen Parent-Child Relationships
- Senior Resources on Aging



# A NEW SAFETY NET FOR GRANDPARENTS RAISING GRANDCHILDREN

In 2022, PHA received a \$385,000 grant from the William Penn Foundation to improve and expand services that support Philadelphia “grandfamilies” – families in which grandparents or other older adult kin are the primary caregivers for young children.

The funds enabled PHA to hire a kinship coordinator to offer services and oversee case management for PHA’s grandfamily households with children up to 18 years of age, and for households where a disabled adult child lives with a grandparent. Dedicated supports for these families will be woven into the fabric of PHA’s Resident Programs and Partnerships team, which simultaneously delivers services, workshops and programs for youth and seniors.



# A HIGHER DEGREE OF LEARNING

PhillySEEDS, Inc., a Philadelphia Housing Authority (PHA) subsidiary, recently awarded funds to 75 PHA residents seeking or pursuing higher education, providing \$290,000 in scholarship aid.

Scholarships were given to both graduating high school seniors and students enrolled in college. Many students used this scholarship to attend Historically Black Colleges and Universities including Cheney University, Lincoln University, Morgan State University, Temple University, LaSalle University, and West Chester University.

## Of the 75 college and high school students receiving scholarships:

- 48 with GPAs between 3.30 and 4.00 received \$5,000;
- 12 with GPAs between 3.00 and 3.29 received \$3,000;
- and 14 with GPAs between 2.50 and 2.99 received \$1,000.

More than \$2.5 million has been awarded to 659 residents since the program began in 2013. Money for the scholarships comes from PHA’s budget and funds donated by program supporters and vendors.



# TOGETHER AGAIN (AND IT FEELS SO GOOD!)

This year marked a return to PHA's favorite activities: the holiday tree lighting, the Thanksgiving luncheon, the distribution of 1,600 turkeys and about 500 holiday toys, and street and block parties.

The Jump into Summer event featured a jump rope competition; the Summer Food and Summer Youth programs kicked into high gear with workshops, sport activities and entertainment for youth; and resident leaders were honored for service to their community during a special ceremony.

Residents in the 18 PHA senior sites led a Kindness Matters campaign, during which they made cards and bracelets for shut-ins in their buildings, and signs that could be hung on apartment door knobs to let neighbors know the resident inside was up that morning, and feeling OK.

Michelle Blair said she is thankful for her PHA neighbors. "It was really hard," she said of the pandemic locked down, and the spread of COVID-19. "We looked out for each other."





# A NEW DIVERSIONARY PROGRAM TEAM PROMOTES SAFER, MORE COMPASSIONATE COMMUNITIES

The Philadelphia Housing Authority's new Diversionary Program brings urgently needed resources into our communities to heal the trauma and stop the escalation of violence.

## **Our new Diversionary team:**

- Works with PHA residents whose lives have been impacted by crime and violence.
- Conducts needs assessments with those who are dealing with trauma.
- Makes referrals to partner agencies for trauma-informed interventions, and victim and perpetrator services.
- Refers PHA residents for job placement services

## **THE TEAM CURRENTLY OFFERS:**

- Workshops to aid healing, recovery and emotional support.
- Personal service that connects residents to free and affordable social, economic and health programs.
- Community activities and resource fairs.
- Programs to engage and inspire youth.
- The program also supports residents who are at risk of becoming involved in the court system.

## **DIVERSIONARY TEAM MISSION STATEMENT**

- To create partnerships and opportunities that lead to reduced criminal activities and violence at PHA sites.
- To connect residents with trauma-informed resources to counter-act the effects of violence in PHA communities.



# ALL EYES ON PHILLY





In building Sharswood Ridge, a 234,000 square-foot mixed use development with 98 units of mixed-income housing and a commercial storefront, the Philadelphia Housing Authority, managed to deliver retail to a vital corridor in North Philadelphia.

“People told me it couldn’t be done,” PHA President and CEO Jeremiah recalled.

PHA’s partners in Sharswood Ridge, minority-owned Mosaic Development Partners and SHIFT Capital, were not just building a shopping center; they were developing a modern business model for operating in diverse, mixed-income communities.

Residents in the neighborhood were consulted throughout the design and construction process. During the summer, PHA held a walking tour to show residents the housing planned, completed and under construction.

For his efforts to improve equity and inclusion, the Philadelphia Business Journal named Jeremiah one of the 25 Most Admired CEOs in the region. Jeremiah also was named to the Titan 100, a program recognizing the top 100 CEOs and C-level executives in a region.

### **Additional Notable honors:**

- The National Association of Housing and Redevelopment Development (NAHRO) officials awarded PHA two prestigious Awards of Excellence in 2022, recognized in outstanding innovation and achievement in housing and community development.
- NAHRO honored Blumberg 83, a PHA energy-efficient housing development built by modular construction, for housing design. PHA was able to build units more quickly and meet the City’s intense demand for affordable housing using this approach.
- NAHRO’s resident service award honored the remote learning centers established by PHA and its partners during the pandemic. The centers provided a safe place for students to work after the Philadelphia schools temporarily shut down. Students in PHA housing had desks, high-speed internet and, in certain cases, paid monitors to assist with issues concerning tablets or technology.



JANNIE L. BLACKWELL  
BOARD ROOM



## HUD SECRETARY MARCIA FUDGE PRAISES “THE PHILADELPHIA MODEL”

U.S. Department of Housing and Urban Development Secretary Marcia Fudge and White House Domestic Adviser Susan Rice came to Philly on October 26, 2022, to tour several PHA sites undergoing transformation and to meet residents impacted by the changes.

The morning began with a lively roundtable discussion at PHA Headquarters, moderated by Asia Coney, a resident leader, community activist and PHA Commissioner. City Council President Darrell L. Clarke also participated.

Fudge later mentioned how impressed she was that CEO and President Jeremiah, who was unable to attend, had asked a PHA resident to show her around the city.

Following a roundtable discussion, the dignitaries visited Sharswood’s New Grocery Outlet Bargain Market where they met the owner/operator and a PHA resident who manages the produce section. Next they toured Sharswood Tower, recently renovated senior apartments, and Sharswood Crossing, a new, income-restricted apartment and townhome complex with spacious units and spectacular views of the Philadelphia’s skyline. The tour ended at Fairhill, another site slated for development.



# THE BOTTOM LINE



# PHA FINANCES – NET POSITION

## Philadelphia Housing Authority Statement Of Net Position March 31, 2022

	Primary Government	Discretely Presented Component Units
<b>Current Assets</b>		
Cash and cash equivalents .....	\$207,831,996	\$11,588,752
Restricted cash and cash equivalents .....	32,324,716	61,397,131
Receivables, net .....	238,487,384	2,659,340
Other current assets .....	2,597,986	902,833
<b>Total current assets .....</b>	<b>481,242,082</b>	<b>76,548,056</b>
<b>Noncurrent Assets</b>		
Mortgages and notes receivable .....	421,835,328	-
Restricted investments .....	950,593	-
Capital assets, net .....	655,880,244	551,898,217
Equity interest in component units .....	7,770,728	-
Other assets .....	2,131,128	2,386,021
<b>Total noncurrent assets.....</b>	<b>1,088,568,021</b>	<b>554,284,238</b>
<b>TOTAL ASSETS .....</b>	<b>1,569,810,103</b>	<b>630,832,294</b>
<b>Deferred Outflows of Resources .....</b>	<b>4,564,514</b>	<b>-</b>
<b>Current Liabilities</b>		
Accounts payable.....	9,334,492	2,774,111
Accrued liabilities .....	15,014,637	2,977,241
Current portion of long-term debt .....	4,869,838	44,609,099
Due to other government agencies.....	307,250	-
Compensated absences .....	5,792,396	-
Resident security deposits .....	857,880	540,643
Unearned revenue and other current liabilities .....	8,649,967	8,817,741
<b>Total current liabilities .....</b>	<b>44,826,460</b>	<b>59,718,835</b>
<b>Noncurrent Liabilities</b>		
Compensated absences .....	3,861,599	-
Long-term debt .....	32,297,537	381,346,621
Net pension liability .....	41,044,522	-
Other long-term liabilities .....	4,562,129	95,046,973
<b>Total noncurrent liabilities .....</b>	<b>81,765,787</b>	<b>476,393,594</b>
<b>TOTAL LIABILITIES.....</b>	<b>126,592,247</b>	<b>536,112,429</b>
<b>Deferred Inflows of Resources .....</b>	<b>22,226,277</b>	<b>-</b>
<b>Net Position</b>		
Net investment in capital assets.....	618,712,869	125,942,497
Restricted grants and donations .....	3,425,250	-
Restricted reserves .....	19,464,653	-
Unrestricted (deficit).....	783,953,321	(31,222,632)
<b>TOTAL NET POSITION .....</b>	<b>\$1,425,556,093</b>	<b>\$94,719,865</b>

# PHA FINANCES – STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION

For The Year Ended March 31, 2022  
Primary Government

Discretely Presented  
Component Units

## Operating Revenue

Tenant revenue .....	\$33,136,641	\$26,517,624
Operating subsidies .....	444,534,130	3,184,270
Other income .....	12,646,294	266,727
<b>Total operating revenue .....</b>	<b>490,317,065</b>	<b>29,968,621</b>

## Operating Expenses

Administrative .....	61,290,238	6,188,790
Tenant services .....	4,611,945	273,075
Utilities .....	25,075,294	3,995,193
Maintenance .....	74,987,242	11,256,791
Protective services .....	9,065,646	446,678
General .....	27,403,325	4,480,914
Housing assistance payments .....	160,539,503	-
Depreciation and amortization .....	34,263,503	19,839,730
Depreciation and amortization .....	33,695,368	18,920,287
<b>Total operating expenses .....</b>	<b>397,236,696</b>	<b>46,481,171</b>
<b>OPERATING INCOME (LOSS) .....</b>	<b>93,080,369</b>	<b>(16,512,550)</b>

## Nonoperating Revenue (Expenses)

Interest and investment earnings .....	7,255,051	24,871
Interest expense .....	(1,894,173)	(7,919,134)
Loss on capital investment .....	(51,928)	-
Other revenues/(expenses) .....	2,852,650	(520)
<b>Net nonoperating revenue (expenses) .....</b>	<b>8,161,600</b>	<b>(7,894,783)</b>
<b>INCOME (LOSS) BEFORE CAPITAL CONTRIBUTIONS .....</b>	<b>101,241,969</b>	<b>(24,407,333)</b>

## Capital Contributions

HUD capital subsidies .....	11,613,116	-
Partner distributions .....	-	(73,935)
Partner contributions .....	-	47,409,089
<b>Total capital contributions .....</b>	<b>11,613,116</b>	<b>47,335,154</b>
<b>CHANGE IN NET POSITION .....</b>	<b>112,855,085</b>	<b>22,927,821</b>

## Net Position, beginning

As previously reported .....	1,308,908,262	75,584,790
Restatement .....	3,792,746	(3,792,746)
<b>As restated .....</b>	<b>1,312,701,008</b>	<b>71,792,044</b>
<b>Net Position, ending</b>	<b>\$1,425,556,093</b>	<b>\$94,719,865</b>

**PHA Finances - Ratings** S&P Global Ratings affirmed its 'AA-' issuer credit rating (ICR), with a stable outlook, on Philadelphia Housing Authority (PHA), Pa. and affirmed its 'AA-' rating, with stable outlook, on the authority's series 2017 general revenue bonds.

The rating on PHA reflects a stand-alone credit profile (SACP) of 'aa-' and our view that there is a moderate likelihood the federal government would provide timely and extraordinary support to the authority in the event of financial distress. The series 2017 bonds are payable from PHA's lease payments for the authority's headquarters; a first-priority lien on, and security interest in, PHA's general revenue secures the payments and, therefore, we rate on parity with the ICR.

S&P Global Ratings bases its ratings on non-profit social housing providers on the seven main rating factors listed in this table. S&P Global Ratings' "Methodology For Rating Public And Nonprofit Social Housing Providers," published June 1, 2021, summarizes how the seven factors are combined to derive each social housing provider's stand-alone credit profile and issuer credit rating.

The rating reflects our opinion of PHA's:

- Very strong management and governance as demonstrated by the authority's strategic planning process that contains specific financial and operational goals, with benchmarks for meeting those goals, as well as financial flexibility derived from its "Moving to Work" (MTW) program status since 2001;
- Extremely strong debt profile and very strong liquidity because PHA's experienced senior leadership has kept debt exposure limited relative to EBITDA trends;
- Adequate financial performance, reflecting a five-year average adjusted EBITDA-to-adjusted operating revenues ratio sustained at near 30%, with a slight improvement since our last review, partially spurred by strong federal funding through operating subsidies and capital grants, as well as cost savings from PHA repositioning some of its public-housing units; and
- Adequate market dependencies, with a low rent relative to market rent for affordable units, although with a vacancy rate that has increased in recent years to about 9%; however, PHA is working to bring those units back online and fill them with tenants.

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**PHILADELPHIA HOUSING AUTHORITY**

OPENING DOORS TO OPPORTUNITIES

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